A BRIEF BY THE TOWN OF RICHMOND HILL TO THE ROYAL COMMISSION ON METROPOLITAN TORONTO

#32

A BRIEF

PREPARED FOR SUBMISSION TO

THE ROYAL COMMISSION ON METROPOLITAN TORONTO

FROM

THE TOWN OF RICHMOND HILL

JANUARY 27, 1964

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THE TOWN OF RICHMOND HILL

A BRIEF

prepared for submission to

THE ROYAL COMMISSION ON METROPOLITAN TORONTO

A roadside-interview, external-cordon survey was made of the Town of Richmond Hill by the Ontario Department of Highways, during the period May 14-23, 1962. East of Yonge Street the cordon line approximately followed the boundary of the Town, but it departed considerably from the more complex alignment to the west west and approximately followed the area defined by Vaughan Road, Bathurst Street and Elgin Mills Road. Interviews were conducted at ten stations on the cordon line, over time intervals ranging from 12 to 24 hours; only those motorists who were inbound to Richmond Hill were interviewed. The following data were gathered: vehicle type; number of persons per vehicle; origin, destination and purpose of trip; and place where vehicle was garaged. (Reference 1)

"The most significant finding about vehicular trip characteristics is that over 65% of the work and business trips entering the Town between noon and midnight are destined for residential zones." (Reference 2) It may be assumed therefore that about this same percentage of the Town's working population do not work in Richmond Hill, and it is apparent that almost all of this force have their places of employment within the corporate limits of Metropolitan Toronto. (Appendix A: Reference 3)

In respect to existing land use (Appendix B), "little more than half of the Richmond Hill cordon area has become urbanized; of this, nost is devoted to residential use (80.8% of the developed area or 43.8% of the total area). Both the commercial and industrial zones are relatively small, each occupying less than 10% of the developed area. In employment the composition of these zones is less similar, with the commercial zones possessing 49.4% and the industrial zones 30.6% of the job opportunities" (Reference 4) (See Appendix C: Reference 5) The present assessment ratio stands at 78.5% residential to 21.5% industrial and commercial. (Reference 6)

By virtue of its central area location between Markham and

Vaughan Townships in District 20 of the proposed Metropolitan Toronto Official Plan, Richmond Hill's Central Business District has been and will likely continue to be a natural focus of travel and attract a large number of visitors each day. However, from the foregoing it is also apparent that the Town of Richmond Hill over the past 10 years has performed a primary dormitory service as a satellite community of Metropolitan Toronto. In comparison with Metro's 13 municipalities:

The Town of Richmond Hill has increased in population from 3,310 persons in 1953 to 18,616 persons in 1963, which represents over twice the growth of any other municipality: + 461.9% (Appendix "D"). It has the highest average number of persons per dwelling unit: 4.0 in 1961 (Appendix "E"); 4.16 in 1962 (Appendix "F"); and the highest average number of children per family: 1.9 in 1961 (Appendix "E").

Richmond Hill has the lowest assessment per capita: $1670 in 1962 and the lowest assessment per pupil enrolled in public schools: $8500 in 1960 and $8600 in 1963 (Appendix "G").

In 1961, its population had the fifth highest average income for head of family:$5264; the sixth hgihest average total family income:$6137; the eighth highest average family income per person:$1534, and paid the third highest gross rent per dwelling unit:$124 per month (Appendix "E").

As a dormitory satellite of Metropolitan Toronto, Richmond Hill has been settled by a young residential population with a very high number of children per family. This has placed an extraordinary strain on the educational system. While examination of the above indicates that the ability to pay is virtually inverse to that of need, the municipality has managed financially to control its net debt increase between 1954 and 1962 to less than that of North York, Scarborough, or Etobicoke:+592% (Appendix "H"); and to hold the residential mill rate at the third highest in 1963:60.32 mills (Appendix "I"). At the present time the percentage of net liability to the total tax assessment is 17.74 (Reference 7).

On the basis of a four year projected school budget premised on the existing population and development it is appraent that in order to hold its present tax level the Town of Richmond Hill will require some $13,800,000 of non-residential assessment during the period to meet increasing costs of education alone (Appendix "K"). Such costs would generally increase proportionately to any increase of the existing

population. Examination of the growth in total tax assessment over the past few years shows that the total tax assessment, including residential assessment, has been increasing only at the rate of about $1,500,000 yearly on the basis of a generally stable residential: industrial and commercial assessment ratio, which indicates that such an objective is impossible to achieve (Appendix "J"). Especially so, when one considers that Richmond Hill has very little land left within its present confines, and what is left may not be susceptible to development which would yield the increase in assessment within the period that the increased purchasing power would be needed. But above all, it indicates that unless there are financial adjustments (Reference 8) the Town of Richmond Hill now maturing in growth (Appendixes "B" and "L"), must try to embark on a prudent program of development which would be in conflict with the semi-independent low density dormitory satellite status assigned in the proposed Metropolitan Toronto Official Plan (Reference 9).

Present water supply facilities will permit a growth in population to 33 to 35,000 persons on the basis of a dormitory community or 30 to 32,000 persons on the basis of an average industrial-commercial growth. Present sewage facilities will permit a growth in population to 27,000 persons on the basis of a dormitory community or 24,000 persons on the basis of an average industrial-commercial growth. The first phase of a future sewage treatment plant would permit a growth in population to 41,000 persons on the basis of a dormitory community or 34,000 persons on the basis of an average industrial-commercial growth. (Appendix "M"). Providing trunk mains are constructed, it may be considered that the Town of Richmond Hill is in a position in respect to physical plant to consider such a prudent program of development.

Should it wish to do so, however, it faces the likely possibility that the Metropolitan Toronto Planning Board might veto or otherwise emasculate the plan since the best interests of Richmond Hill might legitimately conflict with the best interests of Metropolitan Toronto. Apparently no impartial Provincial planning body is so organized or equipped to quickly and fairly resolve such a conflict. Should the present Ontario Municipal Board, a non-planner body, decide in favor of the Metropolitan Toronto Official Plan, or should the Metropolitan Toronto Planning Board itself try to resolve such a conflict, there appears to be no financial adjustment machinery in existance in respect to the fringe municipalities

which would compensate Richmond Hill for any assessment loss or added burden to its taxpayers.

If such a decision made by others was to have the effect of constricting Richmond Hill within its present borders or permit only a residential type of expansion, and therefore make it a limited sized dormitory satellite town -- not because the town wishes it itself, nor because the balancing of its own economy demands it, but because the needs of Metropolitan Toronto dictate it, then some means of financial redress to Richmond Hill should be found. Otherwise the Town's taxpayers will face a drastically increased tax burden through being denied the means of decreasing that burden. If Richmond Hill is to be expected to continue to provide a primary dormitory service for Metropolitan Toronto, as indicated by the proposed Metropolitan Toronto Official Plan, then it is reasonable to expect that Richmond Hill families, most of whose breadwinners work in Metropolitan Toronto, should derive some benefit from the taxes paid by their places of employment.

Metropolitan Toronto, while receiving the benefit of these taxes, has so far been relieved of a good deal of the responsibility of providing residential services for many of the individuals earning the profits with which the taxes are paid.

It is suggested therefore that the present legislation preventing Metropolitan Toronto from making financial adjustments beyond its municipal limits be changed in respect to providing for the same sort of financial adjustment for the fringe area municipalities where necessary. It is also suggested that Metropolitan Toronto's planning control over Richmond Hill be subject to mutual agreement between the two municipalities. Further it is suggested that a well staffed, qualified Provincial Planning Authority be established which would be capable of quickly giving impartial decisions in instances where no mutual agreement can be arrived at.

Under Part IV of the Municipality of Metropolitan Toronto Act (R.S.O. 1960, Chapter 260 as amended) Metropolitan Toronto has planning control over lands extending several miles beyond its municipal limits. Such "Fringe Area" lands include, amongst other municipalities, the Town of Richmond Hill. It is acknowledged that this arrangement is in keeping with Provincial policy which similarly provided its new mining Towns, such as Manitouwadge and Elliot Lake, with municipal land use control over vast areas beyond the actual townsite limits in order to prevent the

springing up of "Shack Towns" immediately adjacent to the parent municipality. There is the distinction however, that in the latter cases all the lands where contained within the corporate limits of the parent municipalities, which is not the case with Metropolitan Toronto Planning Area.

Lands about Richmond Hill have over the past decade become splattered with residential lots through consents given by adjacent Township Planning Boards. In one instance, immediately north of Elgin Mills Road, some 200 individual lots of a low-standard subdivision were registered through consent of the Vaughan Township Planning Board after the Provincial Minister responsible for planning had turned down the application under the Planning Act (Minister's File:T-10237). Development of the property was arrested only through the authority of the York County Health Unit. Should such lands be assumed by Richmond Hill present legislation will not permit such a registration to be deemed an unregistered plan. In effect, such lands have been prostituted in respect to being of future benefit to Richmond Hill, they may be considered a future liability to this urban municipality. It is suggested therefore that legislation be provided to permit subdivision lots registered through consent of a Planning Board to be deemed unregistered.

The principle land use control of fringe areas around urban municipalities appears to have merit. In light of this, Richmond Hill could well consider that if Metropolitan Toronto, London (Ontario), Elliot Lake, etc., need land use control over their fringe areas, that the same principle should apply in respect to areas of Vaughan and Markham Townships that abut on it. For example, on the basis of physical services and Richmond Hill's major commercial centre as designated on Map "D" of the proposed Metropolitan Toronto Official Plan, such an area of control could logically be limited on the west by Dufferin Street, on the east by proposed Highway 404, on the south by Highway 407 and on the north by the Township lines. Markham Village, Stouffville, Maple and Woodbridge could be provided with similar areas of control. Another example, on the basis of physical services and Richmond Hill being a "limited satellite" such an area logically could be limited to about 2,000 feet beyond the area contained by Markham-Vaughan Roads on the south, Bathurst Street on the west, Elgin Mills Road on the north and Bayveiw Avenue on the east.

But land use control is of little value unless it is effective in respect to preventing the prostitution of land in respect to urban and rural uses. The type of control which Metropolitan Toronto has over its fringe area cannot be considered as effective in this regard. Alsol, when the type of control such as given Metropolitan Toronto exists, no matter how judiciously it may have been applied in the past, it carries with it the suspicion that parent municipality may use it:

(a) to attract desirable assessment into its own confines by discouraging it through one means or another, from locating in the fringe area.

(b) to allow desirable assessment to develop or to become ripe for development in the Fringe area, after which a move is made by the parent municipality to annex the potentially lucrative portion, such as North York now appears to be doing in respect to vertain area of Markham and Vaughan Townships. Such a move, if successful, will represent a financial loss, not only to the municipalities from which the lands are annexed, but also to all municipalities within the same County system and particularly those within the same school area. This must happen so long as County or School Area taxes are paid by municipalities on a basis that is pro-rated to their assessment.

It is suggested therefore that should the needs of Metropolitan Toronto require the curtailing of lucrative forms of development or the encouragement of unprofitable forms of development in a Fringe municipality, against such an area's clear and demonstrable needs, some means be found to adequately compensate, on a continuing basis, the Fringe municipality for the loss of revenues or increase in costs involved. It is also suggested that the County of York and its affected municipalities be adequately compensated, on a continuing basis, for assessment losses in the event of any further annexation of its territory by Metropolitan Toronto, and the amount of such compensation be set at the time of annexation.

The Town of Richmond Hill considers it undesirable for a municipality to have the previously described type of "vested interest" control over development in other municipalities. It is therefore suggested that the "vested interest" type of land use control now provided Metropolitan Toronto in respect to the fringe area municipalities be rectified or exercized by a more impartial body, preferably the aforementioned Provincial Planning Authority.

Over the past decade land use control over the fringe municipality has given the Municipality of Metropolitan Toronto a sense of certainty about its future ability to expand, but no sense of urgency to develop a realistic plan for what it proposes eventually to do in respect to its fringe municipalities. Apparently preoccupied with problems within its municipal limits, Metropolitan Toronto has been prone to neglect its planning responsibilities in respect to the fringe municipalities. Relatively simple matters like future rights-of-way for the arterial and local major road networks designated by Markham and Vaughan Townships have not been co-ordinated. Within the same municipal limits of Richmond Hill the 1980 population has been pegged at 18,000 persons (Reference 10), and 19,500 persons (Reference 11) in 1959 and 1963 respectively. The latter figure will be reached by the end of 1964, at which time Richmond Hill cannot do other than to permit the population to further increase within its present municipal limits. Data and standards for individual Fringe Municipalities have not been provided, nor has Richmond Hill's expressed desire for an area "District Plan" produced results from the Metropolitan Toronto Planning Board.

Because of the general vagueness of the Metropolitan Toronto Official Plan as it affects Richmond Hill and other fringe municipalities, such municipalities must attempt to second guess what will or what will not be compatible with the unformulated plan, and consequently Metropolitan Toronto's sense of certainty is really being bought at the expense of the fringe municipalities' uncertainty. This uncertainty, even about matters within the fringe municipalities' confines, breeds confusion and delay and extra expense in many municipal matters, some of which may only be indirectly related, and has the result of constituting an effective "freeze" on fringe development. It is therefore suggested that the Municipality of Metropolitan Toronto's land use control powers over fringe municipalities be modified, possibly assumed by the aforementioned Provincial Planning Authority, until such time as it can measure up to the responsibilities inherent in its powers.

Also, the present representation arrangement of the Metropolitan Toronto Planning Board is that Richmond Hill share a representative with the municipalities of Markham Township, Markham Village and the Village of Stouffville, which have been known to have opposing interests in planning matters. Richmond Hill, the largest urban municipality, has

been consistently outvoted when the representative was appointed, and consequently Richmond Hill has never been represented on the Metropolitan Toronto Planning Board by one of its own residents. Neither has it had a report for several years from the so called "respresentative", nor has there been any indication from him of anything that might affect Richmond Hill's best interests before a matter becomes a fait accompli. He has not apparently required consultation or direction at any time. In one sense Richmond Hill's interests might be better protected if there were no area representative, since at least then it would be on an equal footing with its neighbours in any planning matter involving opposed interests.

Being a maturing urban municipality having problems not the same as the other municipalites in the northern fringe area, however, Richmond Hill has for some years been asking for direct representation on the Metropolitan Toronto Planning Board (Appendix "N"). In light of the apparent lack of interest in the Fringe area expressed by the Metropolitan Toronto Official Plan and of the attitude of area representation, it is suggested that the Metropolitan Toronto Planning Board be reconstituted so as to give DIRECT REPRESENTATION to the Town of Richmond Hill so that it may attend to its interests.

In summary, we ask:

1. That, the present legislation preventing Metropolitan Toronto from making financial adjustments beyond its municipal limits be changed in respect to providing for the same sort of financial adjustment for the fringe area municipalities where necessary.
2. That, Metropolitan Toronto's planning control over Richmond Hill be subject to mutual agreement between the two municipalities.
3. That, a well staffed, qualified Provincial Planning Authority be established which would be capable of quickly giving impartial decisions in instances where no mutual agreement can be arrived at.
4. That, legislation be provided to permit subdivision lots registered through consent of a Planning Board to be deemed unregistered.
5. That, should the needs of Metropolitan Toronto require the curtailing of lucrative forms of development or encouragement of unprofitable forms of development in a Fringe municipality, against such an area's clear and demonstrable needs, some means be found to adequately

compensate on a continuing basis, the fringe municipality for the loss of revenues or increase in costs involved.

6. That the County of York and its affected municipalities be adequately compensated on a continuing basis, for assessment losses in the event of any further annexation of its territory to Metropolitan Toronto, and the amount of such compensation be set at the time of annexation.

7. That, the "vested interest" type of Land Use control now provided Metropolitan Toronto in respect to the fringe area municipalities be rectified or exercized by a more impartial body preferably the aforementioned Provincial Planning Authority.

8. That, the Municipality of Metropolitan Toronto's land use control powers over fringe municipalities be modified, possibly assumed by the afrementioned Provincial Planning Authority, until such time as it can measure up to the responsibilities inherent in its powers.

9. That the Metropolitan Toronto Planning Board be reconstituted so as to give DIRECT REPRESENTATION to the Town of Richmond Hill so that it may attend to its interests.

In general attitude, we do not quarrel with the need for, or advantage of some type of area or regional planning but under present legislation we are not necessarily assured that Metropolitan Toronto, the body presently exercising that control, is the best qualified or most objective to exercise it. However, as there is no other body presently in existence with the capability of exercising a fully effective type of area control, we do not for the present wish to express formally a request to be removed from Metropolitan Toronto's planning area. Rather, at this point we wish to request amendments to the structure and to the type of planning control that would in our opinion make regional planning of the Metropolitan Toronto Planning Area serve all municipalities and not, as at present, primarily the interests of only one very influential segment of the area.

We realize that "The Royal Commission on Metropolitan Toronto" has been assigned a very difficult task. If we can be of any further assistance we request that our representatives be allowed to appear

before you.

The Richmond Hill Planning Board

Chairman

Planning Director and Sec'y-Treasurer

The Corporation of the Town of Richmond Hill

Mayor

Clerk

Dated at Richmond Hill this 27th day of January 1964.

REFERENCE ITEMS

(1) A report on a Traffic Survey of the Town of Richmond Hill, September 1963, Ontario Department of Highways. Page 1

(2) As above Page 19

(3) As above Figure 9

(4) As above Page 10

(5) As above Figure 5

(6) Richmond Hill Assessment Department

(7) Richmond Hill Clerk's Department

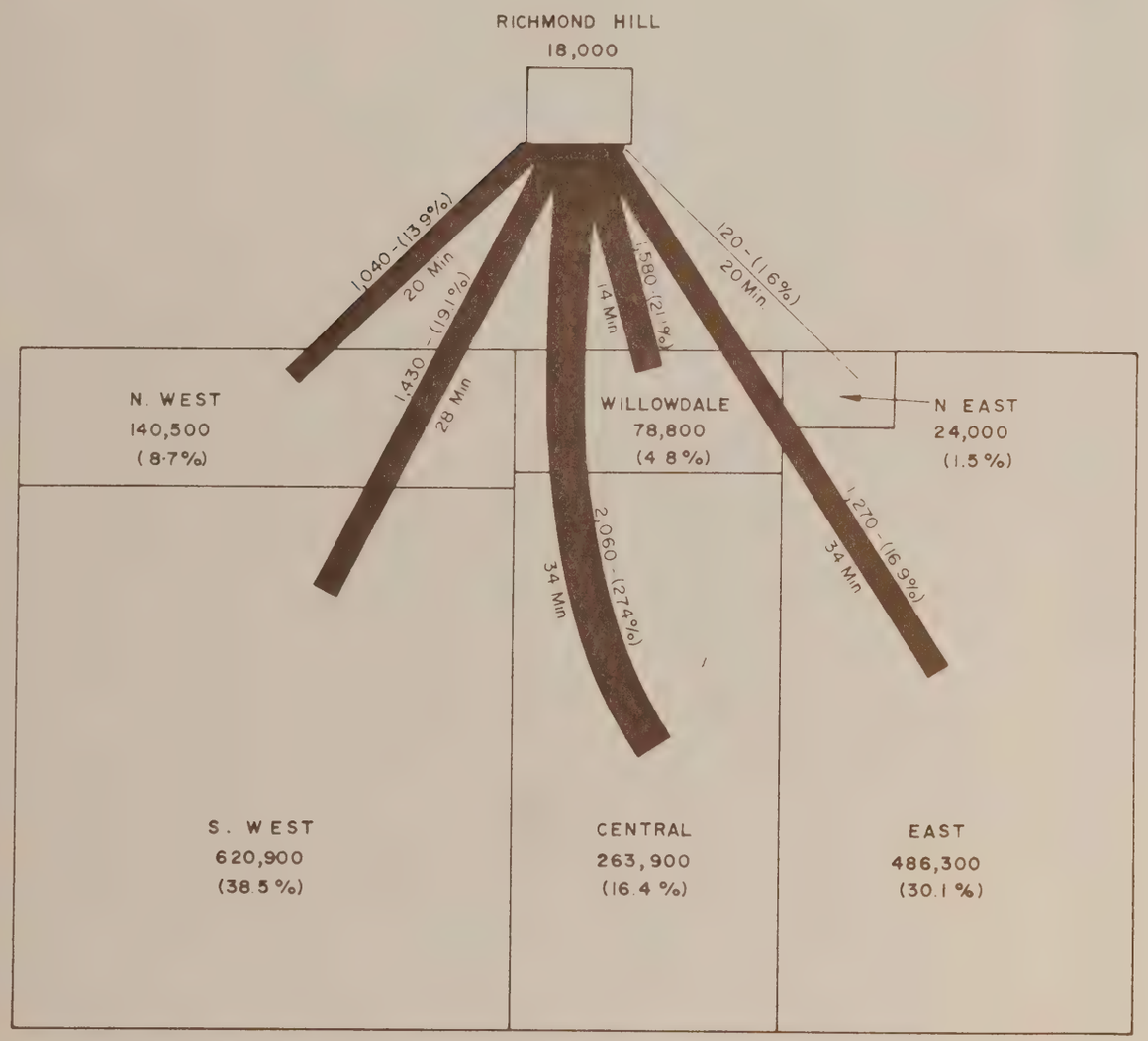
(8) 1963 Draft Porposed Official Plan of the Metropolitan Toronto Planning Area Part I - Pages 2 and 3

(9) As above; Part I, Page 8, Part II Appenidx "A" and Map "B" and Part III Map "D"

(10) 1959 Draft Porposed Official Plan of the Metropolitan Toronto Planning Area, Page 34

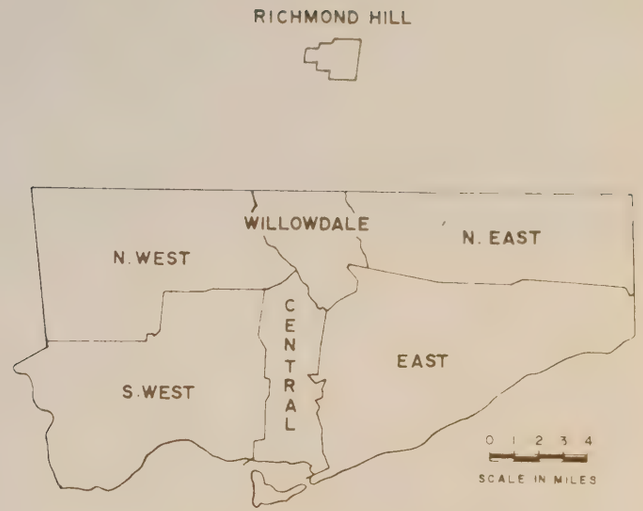
(11) 1963 Draft Porposed Official Plan of the Metropolitan Toronto Planning Area Part II, Appendix "A"

DISTRIBUTION OF WORK TRIPS BETWEEN RICHMOND HILL AND METROPOLITAN TORONTO, 1962....

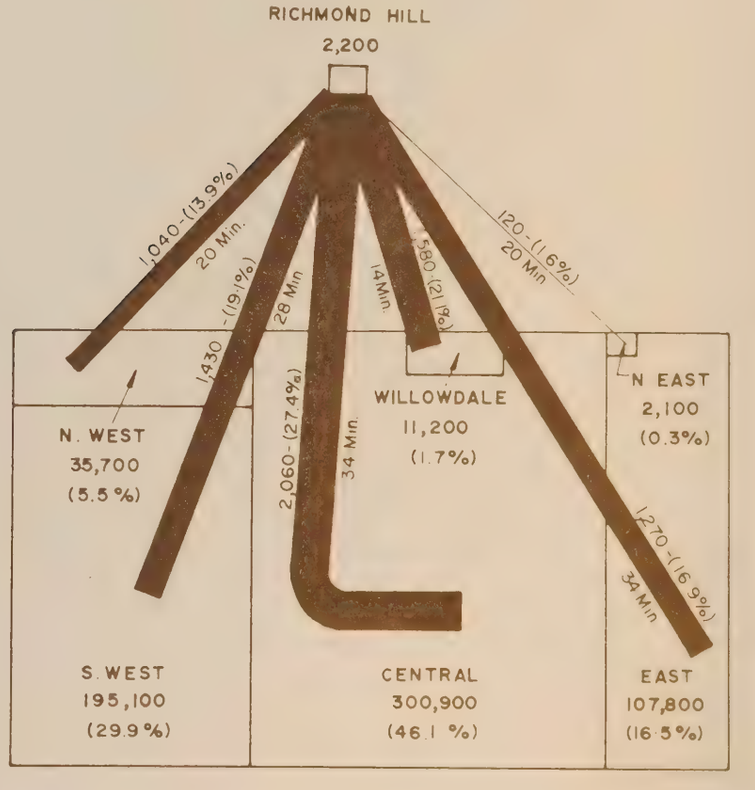


.....BY POPULATION

(TOTAL – 1,613,800)



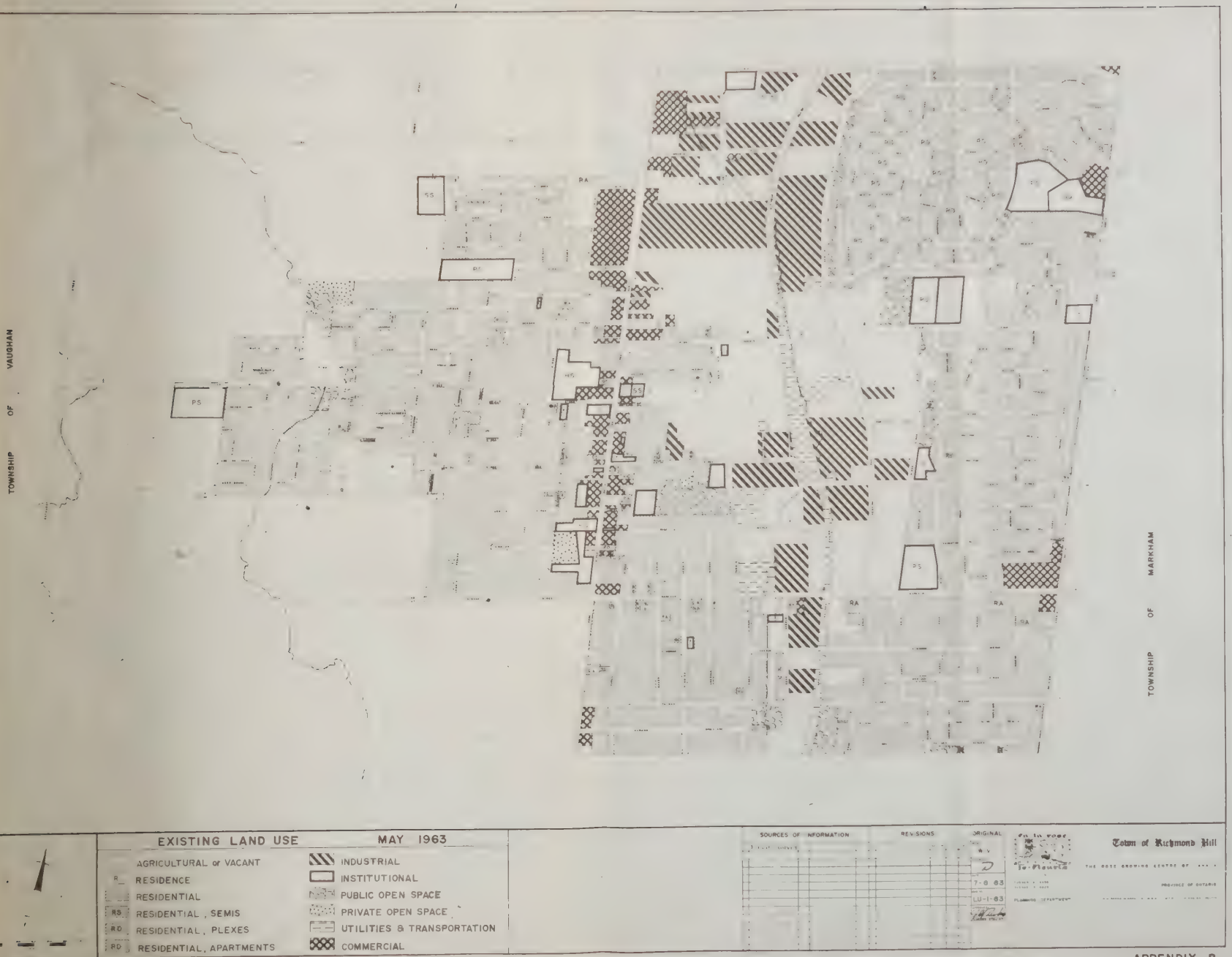
GROUPED POSTAL ZONES
METROPOLITAN TORONTO



.....BY EMPLOYMENT

(TOTAL - 652,800)

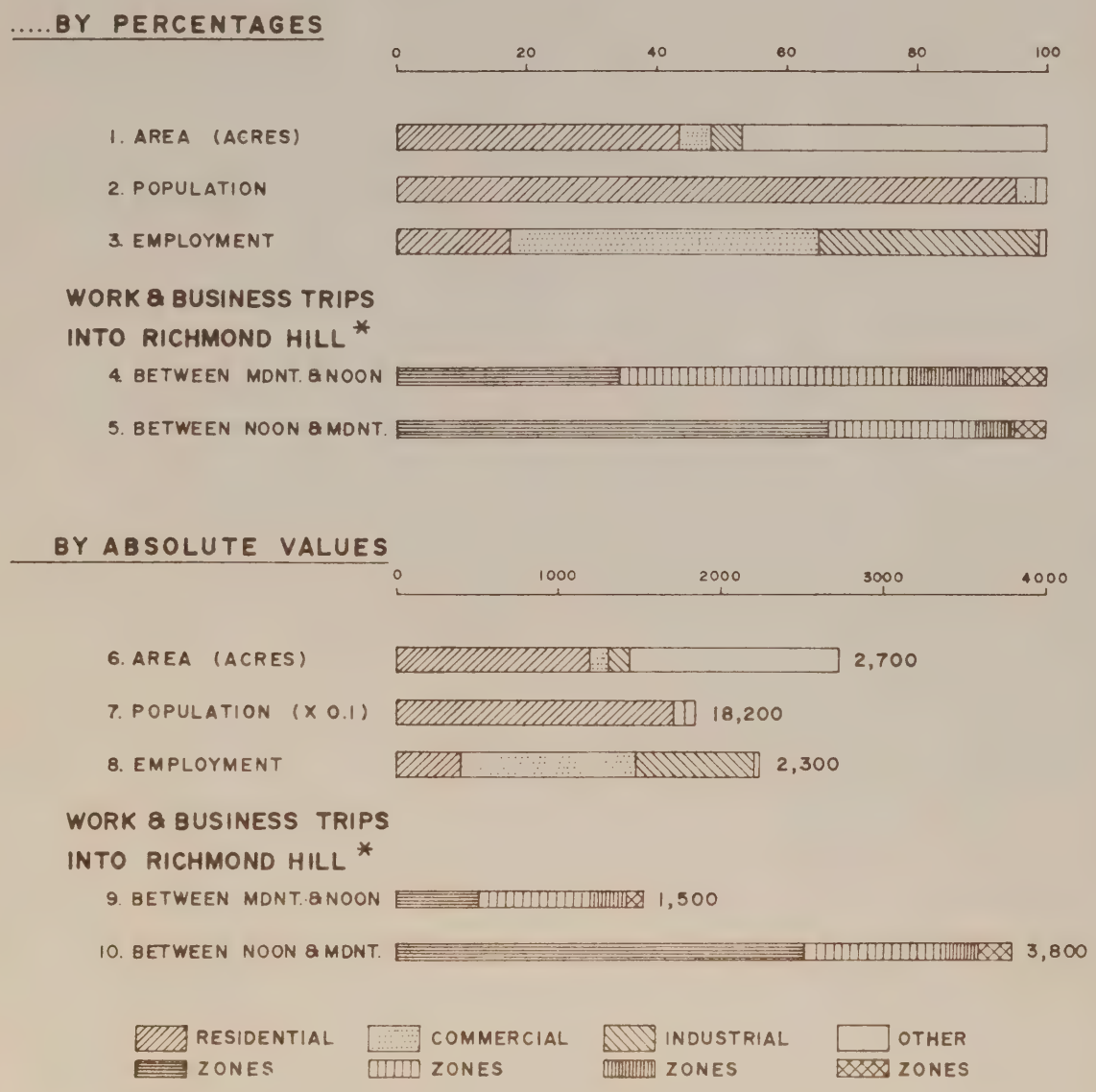
APPENDIX A


TOWNSHIP OF VAUGHAN
TOWNSHIP OF MARKHAM
EXISTING LAND USE MAY 1963
AGRICULTURAL or VACANT
RESIDENCE
RESIDENTIAL
RESIDENTIAL, SEMIS
RESIDENTIAL, PLEXES
RESIDENTIAL, APARTMENTS
INDUSTRIAL
INSTITUTIONAL
PUBLIC OPEN SPACE
PRIVATE OPEN SPACE
UTILITIES & TRANSPORTATION
COMMERCIAL
SOURCES OF INFORMATION
REVISIONS
ORIGINAL
7-8-63
LU-1-63
Town of Richmond Hill
THE FAST GROWING CENTRE OF
PROVINCE OF ONTARIO

APPENDIX B

RICHMOND HILL CORDON AREA

LAND AREA, POPULATION, EMPLOYMENT, AND INBOUND WORK & BUSINESS TRIPS.....



* DATA ARE FOR ACTUAL TRIPS DURING THE SURVEY PERIOD, BEFORE FACTORING TO THE A.A.D.T. LEVEL.

APPENDIX C

APPENDIX "D"

POPULATION GROWTH

SOURCE: "METROPOLITAN TORONTO: 10 YEARS OF PROGRESS - Page 11

	1953	1963	% Increase
City of Toronto	665,502	644,358	- 3.2%
"Inner Ring"			
York	100,463	126,511	+ 25.9%
East York	65,736	71,300	+ 8.5%
Forest Hill	17,719	21,513	+ 21.4%
Leaside	15,910	18,853	+ 18.5%
Mimico	12,301	17,989	+ 46.2%
New Toronto	11,190	12,924	+ 15.5%
Long Branch	9,140	11,091	+ 21.3%
Weston	8,374	9,832	+ 17.4%
Swansea	8,344	9,249	+ 10.8%
"Outer Ring"			
North York	110,311	296,446	+ 160.0%
Scarborough	78,803	230,338	+ 192.3%
Etobicoke	70,209	165,001	+ 135.0%
Totals	1,174,002	1,625,405	+ 38.4%
"Fringe"			
Richmond Hill	3,310	18,6~~00~~ 66	+ 461.9%

APPENDIX "E"

AVERAGE ANNUAL INCOME - 1961 SOURCE: DOMINION BUREAU OF STATISTICS

PLACE	AV.PERSON PER DWELLING	AV.CHILD PER FAMILY	HEAD OF FAMILY INCOME	TOTAL FAMILY INCOME	FAMILY INCOME PER PERSON	GROSS RENT PER UNIT
Forest Hill	3.0 (10)	1.1 (8)	6781(1)	8154(1)	2718(1)	144 (1)
Leaside	2.9 (9)	1.0 (9)	6388(2)	7788(2)	2686(2)	125 (2)
Etobicoke	3.7 (4)	1.6 (3)	5993(3)	7087(3)	1915(4)	116 (4)
North York	3.8 (3)	1.5 (4)	5487(4)	6556(4)	1725(6)	113 (5)
Scarborough	3.9 (2)	1.7 (2)	5097(6)	6154(5)	1578(7)	107 (8)
Mimico	3.0 (8)	1.0 (9)	4409(7)	5796(7)	1932(3)	108 (7)
East York	3.2 (7)	1.0 (9)	4375(8)	5691(8)	1778(5)	109 (6)
Long Branch	3.6 (5)	1.4 (5)	4281(9)	5430(9)	1508(9)	100 (10)
New Toronto	3.5 (6)	1.3 (6)	4102(10)	5278(10)	1508(11)	97 (11)
Toronto	3.7 (4)	1.2 (7)	3846(11)	4972(12)	1039(12)	108 (7)
York	3.6 (5)	1.2 (7)	3494(12)	5077(8)	1410(10)	104 (9)
Richmond Hill	4.0 (1)	1.9 (1)	5264(5)	6137(6)	1534(8)	124 (3)

APPENDIX "F"

HOUSING DATA: (Based on 1961/1962 Town Census, Richmond Hill)

	DWELLING UNITS EXISTING	OCCUPIED	VACANT	% VACANT	POP. OCCUPANTS	AVERAGE PER UNIT
Single family	3,219	3,111	108	3.4	12,757	4.1
Semi-detached	888	882	6	0.7	4,277	4.85
Multiple dwelling	322	242	74	23.0	673	2.7
Apts. above stores (not in S.F. dwellings)	61	57	4	7.0	188	3.29
	4,490	4,298	182	4.0	17,895	4.16

HOUSING DATA: (Based on 1962/1963 Town Census

	OCC-UPP'D	DWELLING UNITS ASS'T/BLDG.	ASS'T. Av.Unit	OCCUP-ANTS	POP. AVERAGE PER UNIT		AVERAGE ASSESS'T PER PERSON
Single family							
Pleasantville	96	$ 597,845	6,228	383	3.99		$1,560.00
Richmond Acres	98	464,810	4,743	416	4.24		1,120.00
Semi-detached							
Beverley Acres	299	1,107,985	3,706	1,462	4.89		760.00
Multiple Dwell. - (based on Total Occupancy)							
2 plex	10	30,930	3,093	32	3.20)		965.00
3 plex	48	178,300	3 715	147	3.06)	3.19)	1215.00
4 plex	28	125 010	4 465	93	3.32)	)	
Apartment						)2.88	
5-19 units	88	338 650	3848	226	2.57)	)	1 500.00
20+ units	125	532 355	4 259	322	2.58)	2.57)	1 655.00

APPENDIX "G"

ASSESSMENT PER CAPITA

SOURCE: "METROPOLITAN TORONTO: 10 YEARS OF PROGRESS" - Page 15

		YEAR 1954	YEAR 1962
1.	Leaside	$3481	$4052
2.	New Toronto	3046	3389
3.	Forest Hill	2969	3364
4.	Etobicoke	2380	3021
5.	Toronto	2262	2957
6.	Weston	2190	2624
7.	Swansea	2122	2526
8.	North York	1969	2502
9.	Scarborough	1813	1949
10.	Mimico	1673	1947
11.	York	1598	1794
12.	Long Branch	1472	1792
13.	East York	1445	1787
	Richmond Hill	720	1670

ASSESSMENT PER PUPIL ENROLLED IN PUBLIC SCHOOLS - YEAR 1960 Page 339
SOURCE: REPORT OF SPECIAL COMMITTEE: METROPOLITAN TORONTO SCHOOL BOARD

1.	Leaside	$34,200
2.	Forest Hill	29,700
3.	Swansea	25,800
4.	Toronto	25,200
5.	Lakeshore	17,800
6.	Weston	16,900
7.	Etobicoke	16,300
8.	York	13,600
9.	North York	13,400
10.	East York	13,300
11.	Scarborough	9,600
	Richmond Hill	8,500
	1963 Estimate - Richmond Hill	8,600

APPENDIX "H"

METRO TORONTO: NET DEBT INCREASE: 1954-62
SOURCE: METRO TORONTO: "A DECADE LATER" Page 15

	MUNICIPALITY	DOLLARS	PERCENT INCREASE
1.	Toronto (City)	$144,909,196	+ 150%
2.	North York	78,181,287	+ 652%
3.	Scarborough	58,989,361	+ 704%
4.	Etobicoke	52,677,845	+ 627%
5.	York	13,952,895	+ 119%
	Total	$348,710,584	

(Increase in all other municipalities was less than $5 million each)

Richmond Hill	4,552,474	+ 592%

APPENDIX "I"

METRO TORONTO: NET DEBT INCREASE: 1954-62

RESIDENTIAL MILL RATES: 1954-1963

(Public School Supporters)

	1954				1963			
RANK	LOCAL		METRO		TOTAL	LOCAL		METRO		TOTAL	RANK
1. Toronto	28.46	+	15.04	=	43.50	39.57	+	25.63	=	65.20	1
2. Scarborough	26.37	+	14.56	=	40.93	39.40	+	24.50	=	63.90	2
3. Weston	25.48	+	14.52	=	40.00	32.24	+	24.17	=	56.41	5
4. East York	23.84	+	14.66	=	38.50	33.66	+	24.34	=	58.00	4
5. Forest Hill	23.28	+	14.52	=	37.80	27.79	+	25.11	=	52.90	9
6. Mimico	22.46	+	14.54	=	37.00	29.65	+	24.35	=	54.00	8
7. New Toronto	22.05	+	14.95	=	37.00	26.27	+	25.52	=	51.79	1
8. North York	21.98	+	14.92	=	36.90	30.62	+	25.02	=	55.64	6
9. York	22.02	+	14.52	=	36.54	34.80	+	24.80	=	59.60	3
10. Long Branch	21.46	+	14.54	=	36.00	30.83	+	24.17	=	55.00	7
11. Swansea	20.24	+	14.53	=	43.77	24.15	+	24.33	=	48.48	12
12. Etobicoke	19.28	+	14.52	=	33.80	27.58	+	25.12	=	52.70	10
13. Leaside	17.48	+	14.52	=	32.00	21.69	+	24.74	=	46.43	13

Richmond Hill - Reassessed in 1957

1958 Millrate 35.50 60.32 (3)

APPENDIX "J"

ASSESSMENT & PERCENTAGE VALUATIONS UPON WHICH TAXES COMPUTED
SOURCE: CLERK'S GENERAL FILE - TOWN OF RICHMOND HILL

YEAR	POPULATION	TOTAL TAX ASSESSMENT	RESIDENTIAL %	PROF.-COMM. %	MANUF.& IND. %	FARM & TIMBER
1948	[illegible]	1,178,762				
1949	1,251	1,382,669				
1950	1,954	1,404,385	75.07	22.33	2.32	0.28
1951	2,123	1,549,430	74.71	19.40	5.47	0.42
1952	2,228	1,665,898	74.57	20.47	4.56	0.40
1953	3,140	2,247,578	75.61	18.30	4.22	1.87
1954	3,310	2,528,846	74.52	21.19	3.40	0.89
1955	3,510	2,917,062	75.71	20.64	2.67	0.98
1956	5,021	4,455,831	79.53	16.59	3.59	0.29
1957	7,996	7,378,533	85.67	10.43	3.90	-
1958	10,932	20,890,007	85.05	11.27	3.68	-
1959	14,210	24,161,477	84.76	11.75	3.49	-
1960	15,032	27,568,352	82.87	13.30	3.83	-
1961	16,095	29,558,313	79.99	15.81	4.20	-
1962	17,2[illegible]2	30,315,935	79.38	15.95	4.67	-
1963	18,160	31,169,795	79.00	16.00	5.00	-
1964	18,616	*33,000,000				

* ESTIMATED

RICHMOND HILL: FOUR YEAR PROJECTED SCHOOL BUDGET PREMISED ON EXISTING POPULATION & DEVELOPMENT

SOURCE: SCHOOL REPORTS AND MUNICIPAL STATISTICS

APPENDIX "K"

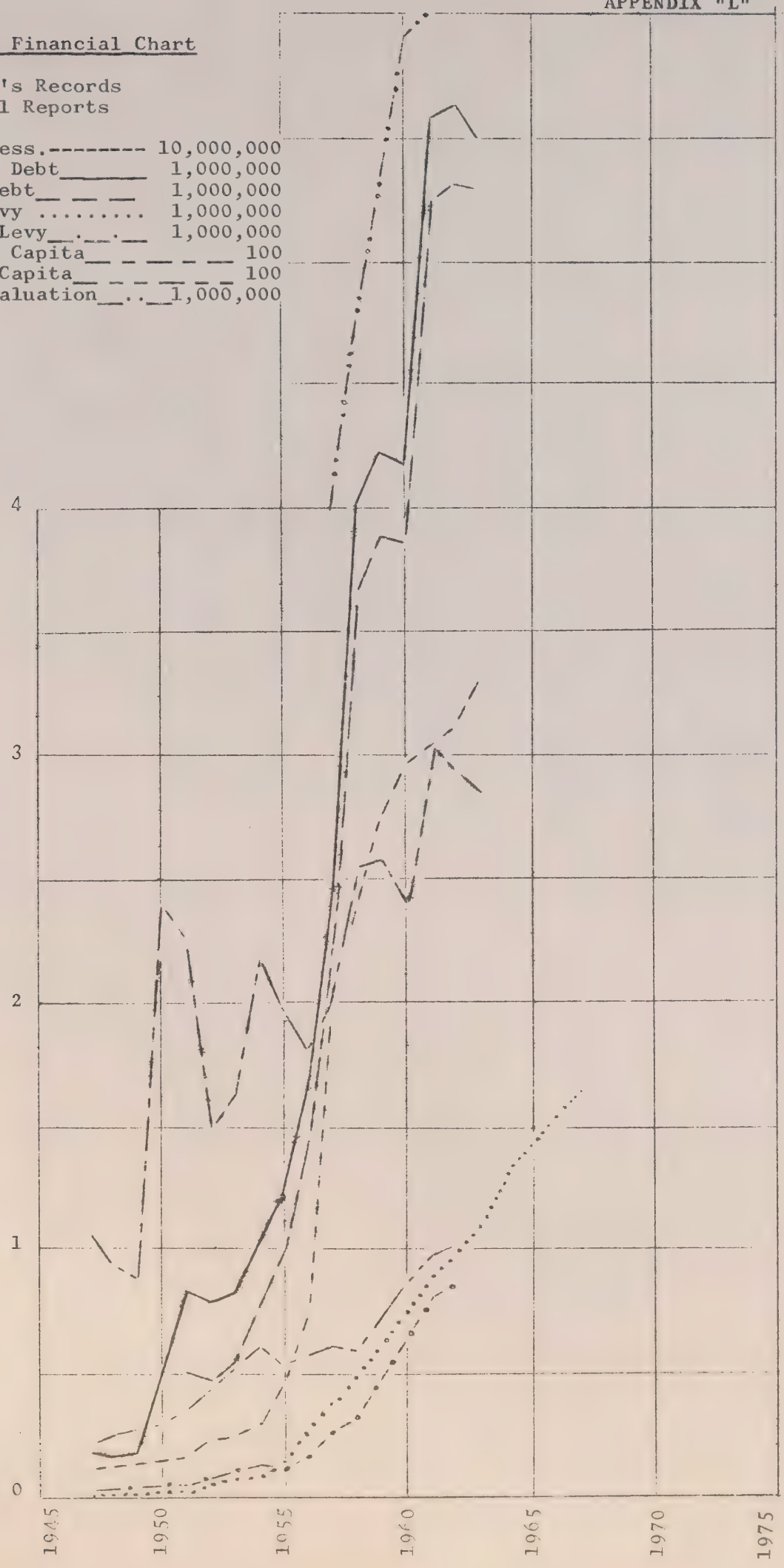
YEAR	(Proj.) Public School Enrol.	Maint. & Debt Net Cost Per Pupil	Municip-ality Cost @96.40% (1963)	Sep. Schl. Enrol Proj.	Main. & Debt Net Cost Per Pupil	Munic. Cost @ 79.80% (1962)	High School Enrol. Proj.	Maint. & Debt Net Cost Per Student	Municip. Cost @35.35% (1963)	Municip. Total Cost (Approx.)	Proj. Yearly School Budget	Increase	Assess't Required @ 1963 Com/Ind. Public Schl. Levy = 38.3 Mills
Sept. 1962	3656		507,882	968		61,007	2917		537,712	ACTUAL 1,106,601	1963 1,106,601		
Sept. 1963	3829	@ 160 612,640	590,585	1031	@ 89 91,756	73,221	3284	@ 544 1,786,496	@ 35% 625,274	1,289,080	1964 1,338,563	231,962	6,100,000
Sept. 1964	3741	@ 169 632,229	609,467	991	@ 94 93,154	74,337	3766	@ 550 2,071,300	@ 34% 704,242	1,388,046	1965 1,447,247	108,648	2,800,000
Sept. 1965	3944	@ 178 702,032	676,759	1045	@ 99 103,455	82,557	4072	@ 556 2,264,032	@ 33% 747,131	1,506,447	1966 1,547,524	100,277	2,600,000
Sept. 1966	3975	@ 186 739,350	712,733	1053	@ 103 108,459	86,550	4389	@ 562 2,466,618	@ 32% 789,318	1,588,601	1967 1,634,572	87,048	2,300,000
Sept. 1967	3973	@ 196 778,708	750,675	1053	@ 110 115,830	92,432	4756	@ 568 2,701,408	@ 31% 837,436	1,680,543			
													13,800,000

APPENDIX "L"

RICHMOND HILL Financial Chart

SOURCE: Clerk's Records
School Reports

Total Tax Assess.-------- 10,000,000
Gross Debent. Debt_____ 1,000,000
Net Debent. Debt__ __ __ 1,000,000
School Tax Levy 1,000,000
General Tax Levy__.__.__ 1,000,000
Net Debt. per Capita__ _ __ _ __ 100
Tax Levy per Capita__ _ _ __ _ _ 100
20% Assess. Valuation__..__1,000,000



RICHMOND HILL

Sewage and Water Treatment Requirement Chart

Projected Population(1).....1,000 People

Sewage 51 G.P.C.*

To 60 G.P.C.(2) _____1M. G.P.D.
To 80 G.P.C.(3) ___.___1M. G.P.D.
Hospital ____..____ 1M. G.P.D.
19,000 Pop.___...____ 1M. G.P.D.

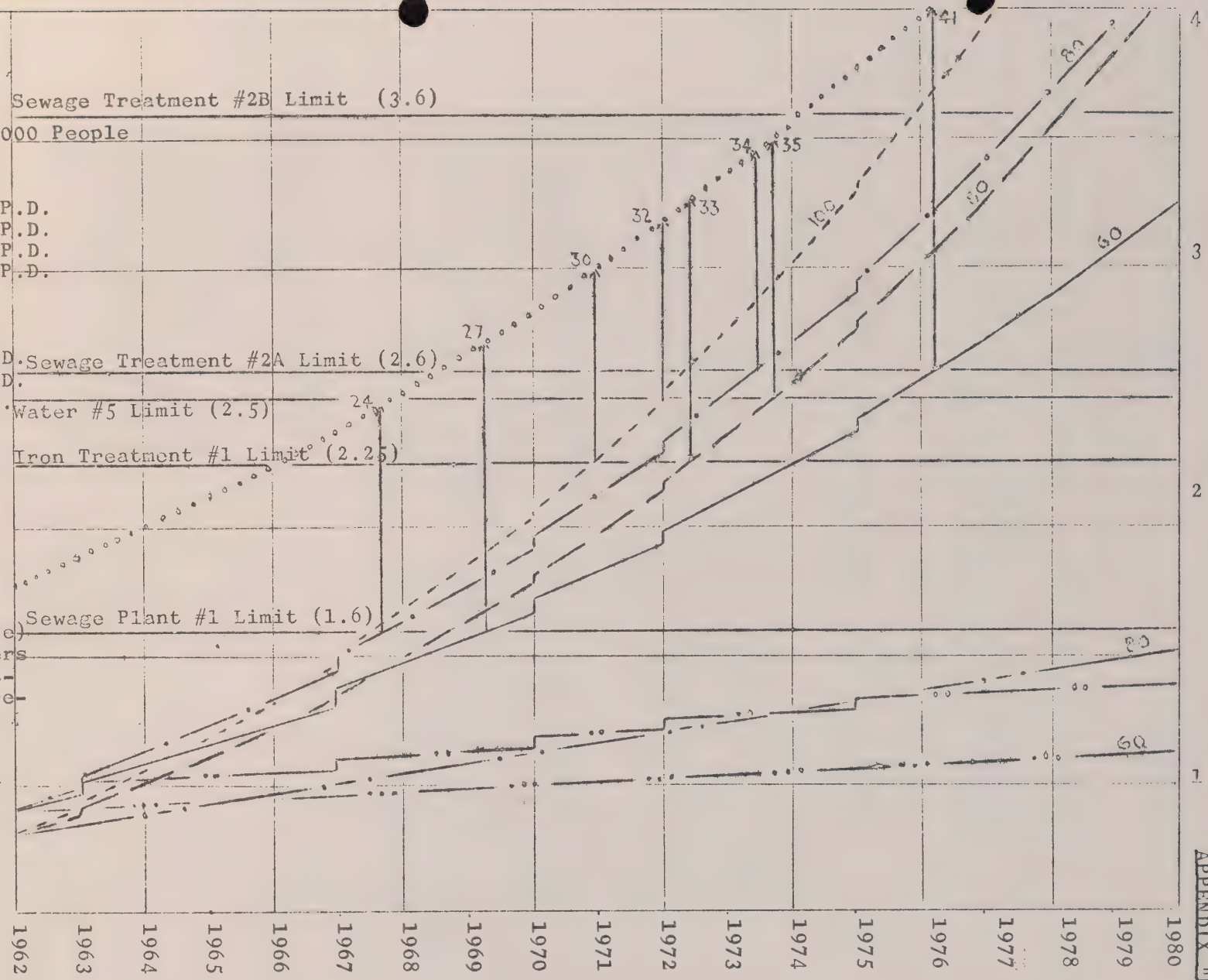
Water 46 G.P.C.*

To 80 G.P.C.(2)___ .___1M. G.P.D.
To 100G.P.C.(3)- - - -1M. G.P.D.
19,000 Pop. ___._.___1M. G.P.D.

G.P.C. Gallon per Capita
1M. G.P.D. 1,000,000 Gallon per day

* Actual

Sources:
(1) Metro Draft Official Plan P.31 (5.9% rate of pop.increase)
(2) Proctor & Redfern, Engineers
(3) Assuming an average industrial-commercial growth, 1980 requirements would likely be at the rate of 80 gallons per capita per day for sewage and 100 gallons per capita per day for water.
(4) York Central Hospital Board



APPENDIX "M"

RICHMOND HILL PLANNING BOARD

APPENDIX "N"

MEMO TO: MR. C. R. WILLIAMS, Chairman
and Members of The Planning Board

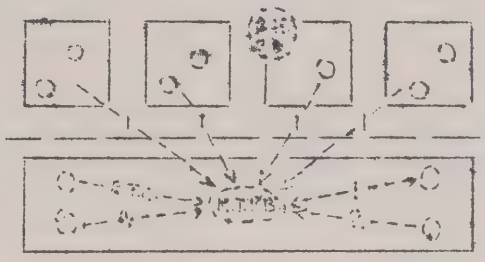
SUBJECT: Composition of the Metropolitan Toronto Planning Board

ORIGIN: Mr. E. Comay's letter of September 9, 1963 informing the Town that the above subject had been re-opened for consideration by the Metro Planning Board on September 18, 1963 and further representations would be welcomed.

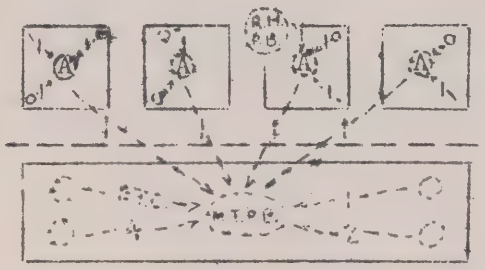
COMMENTS:

ALTERNATIVES SUGGESTED IN MR. COMAY'S MEMO OF JULY 9, 1963

(1) MAKE NO CHANGE
A "status quo" policy which does not face up to the concern. The arguement that the fringe is already over-represented on a per capita basis does not necessarily hold water. (See remarks, Alternative #5)

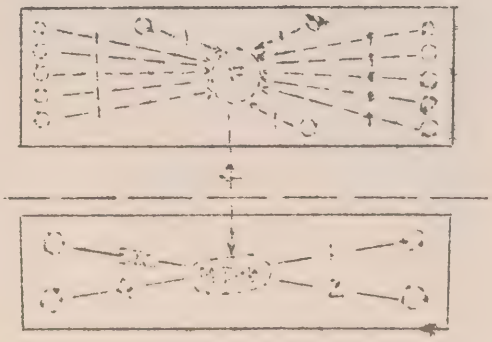


(2) CREATE 4 FRINGE "AREA BOARDS" (with rotating membership to M.T.P.B.)
An arrangement which provides for so little continuity between Fringe Boards and M.T.P.B. that it would hardly achieve stated goal of Metro area planning. Fringe Boards would be particularly weak at M.T.P.B. level.

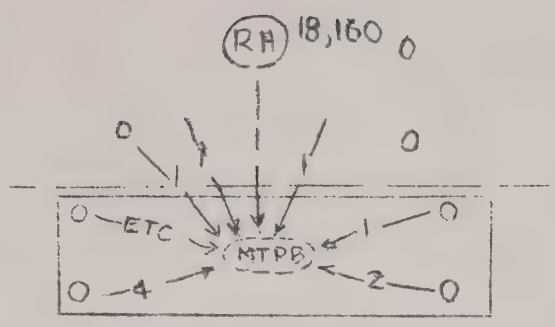


(3) CREATE 3 or 4 AREA BOARDS COVERING SECTORS OF METRO PLANNING AREA
Provides good continuity for sectors and sufficient at M.T.P.B. level to achieve stated goal of Metro area planning. Likely advantage also in having a compact decision making group at M.T.P.B. level, as was a stated objective at joint meeting.

(4) CREATE SINGLE "FRINGE BOARD" (with variety of representation to M.T.P.B.)
Provides for good continuity in the Fringe and permits a "united Fringe front". Weakness in variety of representation to M.T.P.B. which cannot be expected to achieve stated goal of Metro area planning.



(5) M.T.P.B. REPRESENTATION BY FRINGE POPULATION

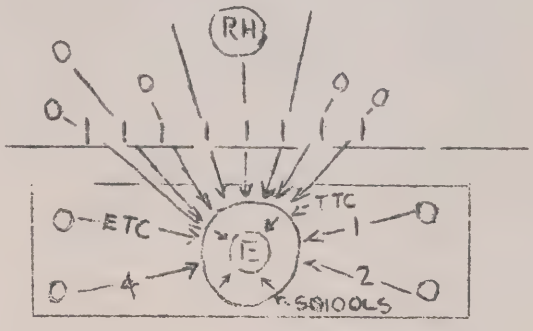


If proposal applied throughout Metro Planning Area on basis of 18,000+ population then Richmond Hill would be entitled to more direct representation on M.T.P.B. but following municipalities which presently have such obliquely, would not, according to D.M.A. 1962 Municipal statistics:

Township of Markham	14,509	ASSESSED POPULATION
Township of Vaughan	17,364	" "
Town of Mimico	17,707	" "
Town of New Toronto	11,844	" "
Town of Weston	9,651	" "
Town of Long Branch	10,950	" "
Village of Swansea	9,256	" "

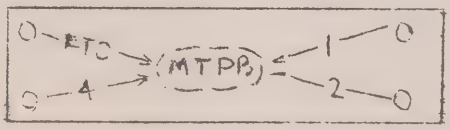
Should M.T.P.B. Executive Committee as stated at joint meeting be seriously concerned with making the present Board less unweildy through numbers of representatives, an 18,000+ population standard would be most effective in cutting representation and yet give Richmond Hill a more direct representation.

(6) M.T.P.B. REPRESENTATION BY METRO COUNCIL REPRESENTATION, FRINGE MUNICIPALITY AND FUNCTIONAL



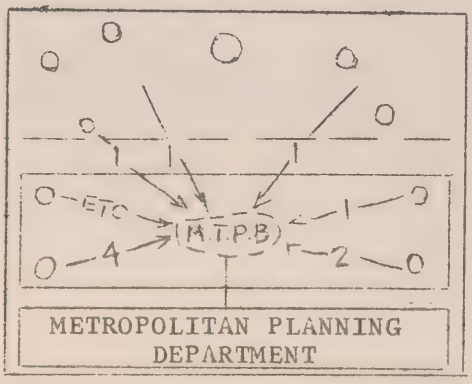
Principle here is to create a "State of Metro" complete with "Cabinet" and "House of Representatives" having in its membership certain functional appointees of State. There would be three political parties: "The Fringes", the Metroites" and "The Functionalists". The Ontario Municipal Board would act as "The Senate" with the Province taking the role of "a coy King Henry VIII". Though cumbersome the approach would provide very good continuity to planning.

(7) M.T.P.B. OVER METRO ONLY AND FRINGE MUNICIPALITIES EACH ON ITS OWN



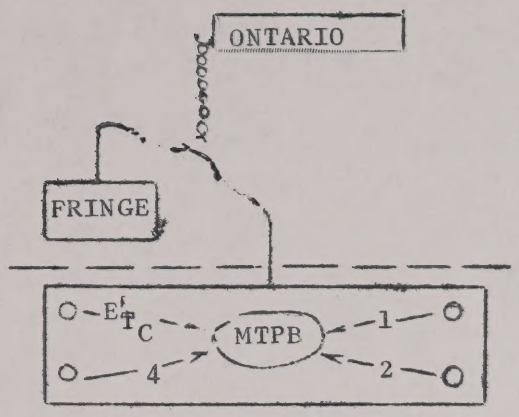
Provides little continuity except through Province and therefore does not achieve stated goal of Metro Planning area as it now stands. Divides Fringe into uncohesive group.

(8) PLANNING DEPT. IN METRO GOVT. WITH 'ADEQUATE' FRINGE REPRESENTATION ON M.T.P.B.

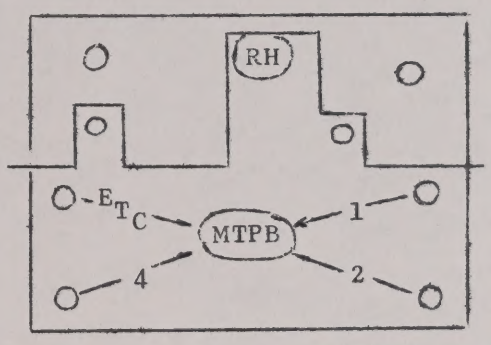


This is really similar to that which now exists and is considered as unsatisfactory. 'Adequate' could still exclude Richmond Hill and thereby continuity.

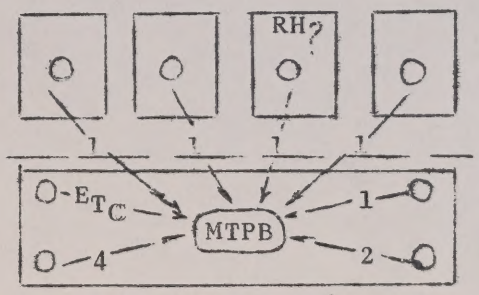
(9) TWO SEPARATE BOARDS WITH PROVINCE AS ARBITER
This is the "Little Metro" approach. United continuity in both camps but little between each other. What guidance the Province would exert is open to question. Does not achieve stated goal of Metro Planning area as it now stands.



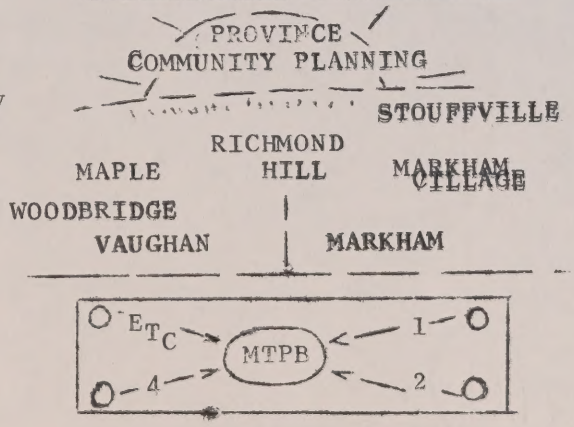
(10) URBANIZED PART INCLUDED IN METRO MUNICIPALITY, RURAL GIVEN LITTLE IF ANY REPRESENTATION ON M.T.P.B. WHICH ENCOMPASSES TOTAL AREA
This is the "children should ne seen but not heard" approach in respect to the new rural fringe. Richmond Hill is too familiar with this approach to wish it on any other group of citizens, rural or urban.



(11) AMALGAMATION OF FRINGE INTO 3 or 4 "NEW TOWNS"
If existing towns form a nucleus with hinterland as the basis of each "New Town", excellent continuity of planning could be achieved with each "New Town" retaining its own autonomy outside of the Metro Corporation.



(12) ESTABLISHMENT OF PROVINCIAL REGIONAL PLANNING
This is the "I'll look after my own children and you look after yours" approach. Does not achieve stated goal of Metro planning area as it now stands.



CONCLUSION

The approach which gives RICHMOND HILL DIRECT REPRESENTATION on the METROPOLITAN TORONTO PLANNING BOARD NOW? as requested, has not been covered.

(s) F. H. Deeks

PLANNING DIRECTOR

(10) TWO SEPARATE BEARDS WITH
PROPRIETY AS ARBITER

Here is the "Little Motor" approach. United continuity in both essays. But little between each other. What guidance the Previous would seem to be open to question. Does not achieve stated goal of Motor Planning area as it now stands.

(9) ENRAGED FAST TRIDENT
IN METRO MUNICIPALITY, RURAL
SEVEN LITTLE IS ANY
REPRESENTATION ON M.T.P.B.
WHICH ENCOMPASSES TOTAL AREA

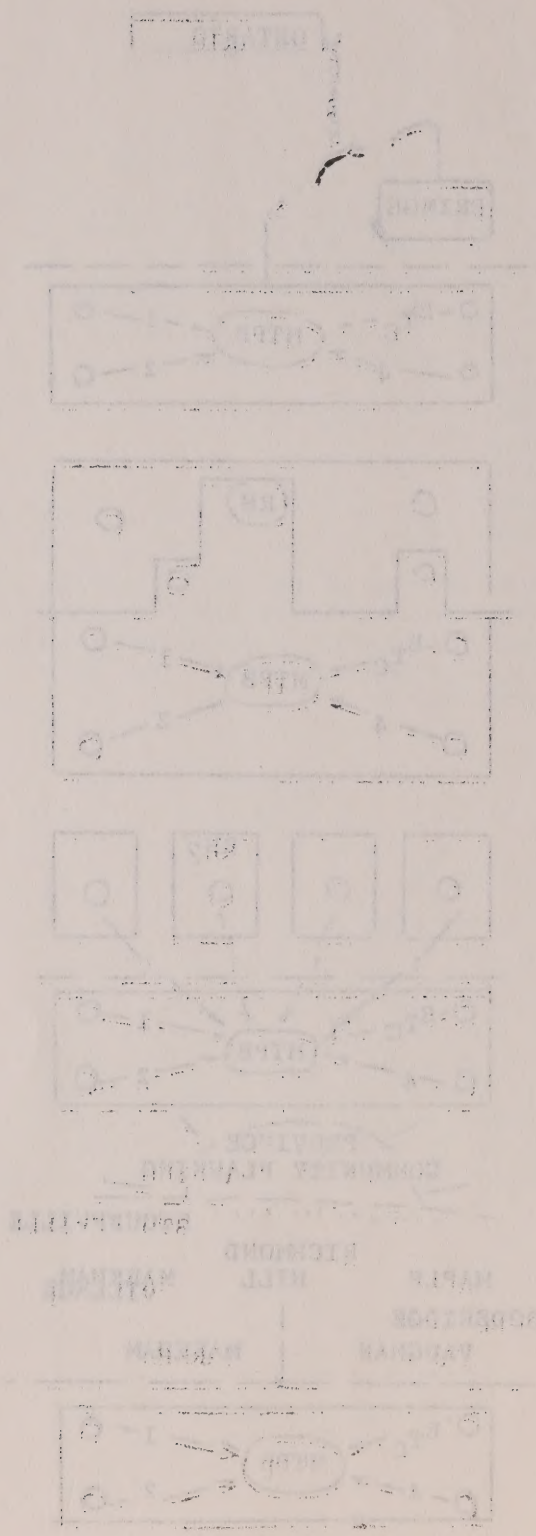
This is the "children should be seen not, not heard" approach in respect to the non-rural issue. Richmond Hill is too familiar with this approach to wish it on any other group of citizens, rural or urban.

(8) ANALGAMATION OF PARKS INTO
A SINGLE TOWN

It exists town form a motions with Hinterland as the basis of land area "town", excluding continuing of planning could be assessed with each town forming its own autonomy outside of the Metro corporation.

(7) ESTABLISHMENT OF PROVINCIAL
FINANCIAL SUPPORT

This is the will look after my own children and you look after your's approach. This not actual, stated goal of Metro planning area as it now stands.



CONCLUSION

The approach which gives priority HILL OTHER REPRESENTATION of the METROPOLITAN TORONTO PLANNING BOARD BOD, as composed, has not been stated.

(s) F. H. Boyle

PLANNING DIRECTOR